134.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,055,400	/	1,055,400
USE VALUE:	1,055,400	/	1,055,400
ASSESSED:	1,055,400	/	1,055,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EISNER GABRIELLA A & WILLIAM
Owner 2:	
Owner 3:	
Street 1:	38 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DRUY MARK A--ETAL -
Owner 2:	ROTHMAN JOHANNA -
Street 1:	38 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2973 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8467.000	516,200		539,200	1,055,400
Total Card	0.194	516,200		539,200	1,055,400
Total Parcel	0.194	516,200		539,200	1,055,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.05 | /Parcel: 355.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	151775
GIS Ref	
GIS Ref	
Insp Date	12/02/17

!10436!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,200	0	8,467.	539,200	1,055,400		Year end	12/23/2021
2021	101	FV	501,800	0	8,467.	539,200	1,041,000		Year End Roll	12/10/2020
2020	101	FV	643,600	0	8,467.	539,200	1,182,800	1,182,800	Year End Roll	12/18/2019
2019	101	FV	473,200	0	8,467.	505,500	978,700	978,700	Year End Roll	1/3/2019
2018	101	FV	472,200	0	8,467.	417,900	890,100	890,100	Year End Roll	12/20/2017
2017	101	FV	472,200	0	8,467.	384,200	856,400	856,400	Year End Roll	1/3/2017
2016	101	FV	472,200	0	8,467.	350,500	822,700	822,700	Year End	1/4/2016
2015	101	FV	428,000	0	8,467.	343,700	771,700	771,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:42:03

LAST REV

Date	Time
02/26/20	08:18:18

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRUY MARK A--ET	63816-273		6/26/2014		875,000	No	No		
	19034-422		5/1/1988		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	151775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2015	1380	Manual	10,200		9/15/2015			Replace back deck
6/22/2012	789	Manual	8,890					REPL FRONT STAIRS
9/8/2006	754	Re-Roof	6,995					
8/9/2001	702	Addition	83,000	C				ADD 2ND FLOOR RM-R

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	163	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
12/3/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8467		Sq. Ft.	Site		0	80.	0.80	9									539,206						539,200	

Total AC/HA:	0.19438	Total SF/SM:	8467	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	539,206	Spl Credit		Total:	539,200

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13253665
Const Adj.:	1.04729617
Adj $ / SQ:	166.054
Other Features:	120037
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618981
Depreciation:	102751
Depreciated Total:	516230

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

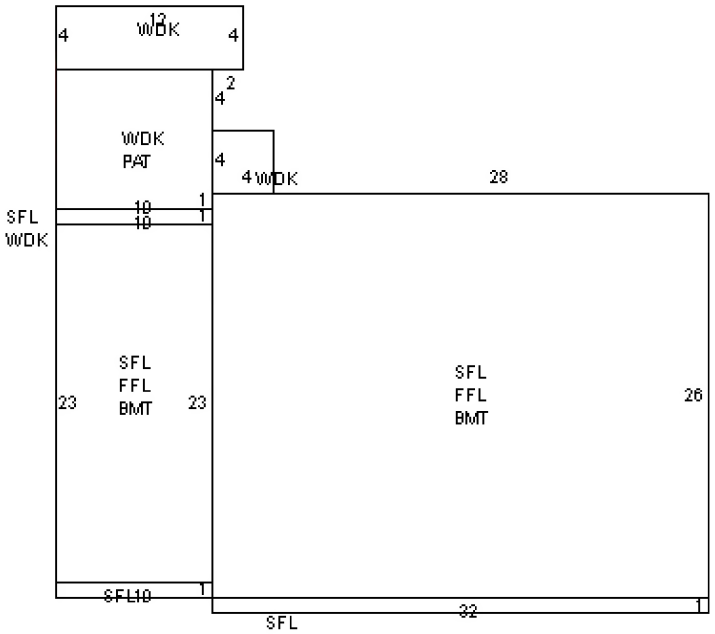
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.66
Special Features:	0	Val/Su Net:	147.82
Final Total:	516200	Val/Su SzAd	237.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,114	166.050	184,984
BMT	Basement	1,062	74.100	78,696
FFL	First Floor	1,062	166.050	176,350
WDK	Deck	164	12.670	2,078
PAT	Patio	90	6.280	566

Net Sketched Area:	3,492			Total:	442,674
Size Ad	2176	Gross Area	3492	FinArea	2973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

134.0-0001-0011.0